

SAN DIEGUITO PLANNING GROUP

P. O. Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

OCTOBER 1, 2009

1. CALLED TO ORDER 7:10 P.M. PLEDGE OF ALLEGIANCE
PRESENT: Willis, McGee, Christenfeld, Weinstein, Schlosser, Dill, Jones, Marks, Hickerson, Liska, Epstein, Mecklenburg, Lemarie, Clotfelter
ABSENT: Arsivaud-Benjamin (member in waiting)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Sept. 3, 2009 [Circulated to Members During Meeting for initials] 9/17 mtg was cancelled Correction to Minutes need to clarify item #6G/Mtg of 9-03-09 to appropriately read as follows:
In order to help the applicant solve his issue, a suggestion was made for the applicant to replace the existing signs on the existing "V-wall" with a similar design but with the detail from the proposed signs, and reduce the intensity of lighting from what is there now. This would prevent more signage and a billboard type sign on the edge of the highway, which is not acceptable to the Planning Group, yet give the applicant a visible, appropriately lighted sign for his patrons and passing traffic, while not increasing the number of signs presently on the project. The suggestion was not included in the motion, but received a favorable response.
4. OPEN FORUM:
 - A. Jack McGee reports that TAC wants to extend left turn lane on El Apajo at San Dieguito Road, and add no parking curbs on either side of the road. Recommendation for this change has been approved by both Solana Santa Fe School Administrators and the businesses in the center.
5. GENERAL PLANNING ITEMS:
 - a. **County Parks and Recreation –PLDO funds: Possible vote to re-allocate priorities.** Possible vote on previously unidentified alternative uses. The recommendation to direct \$300,000 in PLDO funds for an Activity Center in the San Dieguito Park. Discussion with the Park Ranger recommends they get some estimates to be sure \$300,000 is sufficient to accomplish this project.
 - b. Review and comment on **Community Plan Texts for San Dieguito.** Planner: Lois Jones
CONTINUED TO 11-12-09.
 - c. **POD 08-002 Proposed Density Bonus Ordinance and GPA Amendment** – Lois Jones. OFF CALENDAR.
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **TPM 21161 Lanzer Subdivision – Mt. Israel** – 8952 Detwiler Road apn 264-130-63 2 lots on 17 acres 2 – 20 acre zoning? – Applicant contact: Frank Florez 858-229-2493 Planner: Nicolas Christenfeld 760-741-1953 Issues of concern includes the percolation of septic systems – what is being allowed in this area, when there is little room to accommodate large systems, appropriate drainage? The access for fire dept is also of concern, and there is little fuel management in this very narrow valley. Water drainage will severely affect the property across the street.
MOTION by Nikko Christenfeld to recommend that the following issues must be addressed prior to any consideration for approval: drainage must meet the concerns of its effect on the neighbors, it is incongruous with the character of the community, the septic systems must be clearly delineated and explained for

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adequate leaching and drainage, the grading of the upper unit cannot be so excessive as to compromise the slope and exceeds the buildable standards, any retaining walls must meet visual screening, the site plans must include "D" Designator for SDPG approval, Parcel #1 must participate in a road maintenance agreement for Detwiler Road and participate in its improvements, and no further grading will occur without County scrutiny for sensitive habitat. Seconded: McGee

Motion was revised to correct the wording to recommend denial of the application because of the reasons noted above. Approved by Second for change.

Ayes = 13 nos = 1 abstain = 0
Mecklenburg

B. TPM 21163 - P 07-012 Rancho Osuna Major Use Permit Via de la Valle at s/e corner of Via de Santa Fe – apn 268-172-05,06,10 – Proposed subdivision & MUP to permit use of facility as commercial horse training facility owned by RSFAssoc. – Applicant Contact James Laret 858-756-9374 Planner: Jacqueline Arsivaud-Benjamin 760-855-0444 **POSTPONED TO 10-29-09**

C. TM 5447 Quantum Estates II south side of Paseo Delicias and Del Dios Hwy. @ Camino del Norte 39.4 acres, proposed for 7 lot subdivision 7 du's, Applicant contact Mark Thompson 858-496-2525 Planner: Jacqueline Arsivaud-Benjamin 760-855-0444 **[to be continued to a date to be set in October]**

F. P 80-064-01 Fairbanks Ranch Guardhouse Gate and Road Improvements – Circa del Norte & Circa del Sur at San Dieguito Road – applicant contact: Mark Radford 760-432-0348 Planner: Lois Jones **POSTPONED TO 10-29-09**

G. AD 09-037 Klaus Guest House – 6053 San Elijo near El Montevideo – apn 265-140-21 - detached 1200 sq. ft. guest house and trellised patio – oversized - Applicant contact: Maxwell Wuthrich 858-756-1788 Planner: Neil Weinstein 858-759-3389

MOTION by Neil Weinstein is to recommend approval subject to conditions set forth in DPLU letter of September 18, 2009 and the conditions outlined by RSFA Art Jury of July 23, 2009.

Ayes = 13 nos = 0 abstain = 1
Schlosser

H. General Atomic parking variance – 16969 Mesamint, near Thornmint. Request to reduce parking from 615 to 593 spaces. Planner: Tom Hickerson

MOTION by Tom Hickerson to recommend approval of application. Seconded: Epstein

Ayes = 10 nos = 4 abstain = 0
Willis
Christenfeld
Jones
Marks

I. City of San Diego – El Camino Read Road Widening – Project 145081 - Review of Draft Mitigated Negative Declaration - 4 lanes, new and modification of traffic signals, El Camino Real between San Dieguito Road and Sea Country Lane, City of San Diego.

MOTION by Don Willis to recommend this project should have an undercrossing as part of this project. We also recommend the San Dieguito River Park Conservancy be notified for their comments to this document. Seconded: Liska

Ayes = 14 nos = 0 abstain = 0

7. GENERAL REGULATORY ITEMS: None presently scheduled

8. REPORTS AND GENERAL DISCUSSION:

ELFIN FOREST

DOUG DILL / JACQUELINE ARSIVAUD-BENJAMIN

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DEL DIOS
PARKS / TAC/COUNTY PARKS

none

GENERAL PLAN 2020 + COMMUNITY PLAN

none

SAN DIEGUITO RIVER PARK

Observation Center on Via de la Valle is now open. New land has been acquired to help the trail also.

4S RANCH

none

RSF ASSOCIATION

none

ROADS & TRAFFIC / SANDAG

20/50 Committee has begun.

EL CAMINO REAL/VIA DE LA VALLE

none

NICOLAS CHRISTENFELD
JACK MC GEE

LOIS JONES

BRUCE LISKA/CHACO CLOTFELTER

TOM HICKERSON

BILL SCHLOSSER/LOIS JONES

BILL SCHLOSSER

DON WILLIS/JACK McGEE

9. ADMINISTRATIVE MATTERS:

- A. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken
- D. Expense Reimbursement
- E. Possible vote on open seat.

Meeting adjourned at 9:00 pm.

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